

## Municipal Clerk Atlanta, Georgia

02-0-0871

AN ORDINANCE BY: ZONING COMMITTEE Z-02-33

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at 787 Francis Place be changed from the R-4 (Single Family Residential) District, to the PD-H (Planned Development-Housing) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 145 of the 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

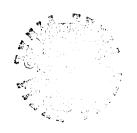
<u>SECTION 4.</u> That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

aughin Johnson ADOPTED by the Council APPROVED by the Mayor

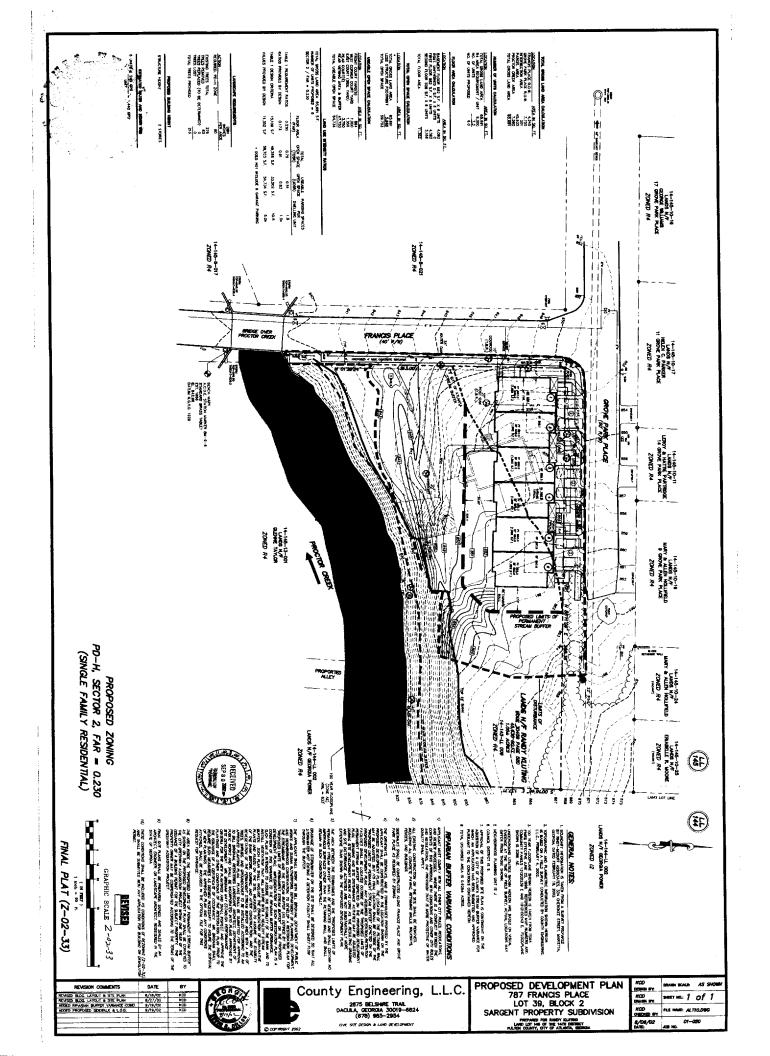
DEC 02, 2002 DEC 10, 2002

Municipal Clerk, CMC



## Conditions for Z-02-33

Site plan entitled "Proposed Development Plan, 787 Francis Place, Lot 39, Block 2, Sargent Property Subdivision" prepared by County Engineering, LLC, dated August 6, 2002, last revised September 19, 2002 and marked received by the Bureau of Planning September 30, 2002.



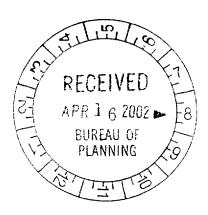


## LEGAL DESCRIPTION

787 Francis Place

City of Atlanta Fulton County Georgia

Beginning at the point of intersection of the centerlines of Grove Park Place and Francis Place thence following a bearing of South 39 degrees 53 minutes 14 seconds East for a distance of 32.16 feet to the true point of beginning, said point being the intersection of the easterly right-of-way line of Francis Place and the southerly right-of-way line of Grove Park Place. The property known as 787 Francis Place, residing entirely in land lot 145 of the 14th district of Fulton County, Georgia, is described as follows. Beginning at the true point of beginning thence bearing North 88 degrees 11 minutes 09 seconds East a distance of 288.38 feet along the southerly right-of-way line of Grove Park Place to a point, thence bearing South 00 degrees 16 minutes 46 seconds East a distance of 137.71 feet following the land lot line dividing land lots 145 and 144 to a point at the centerline of Proctor Creek, thence following the centerline of Proctor Creek along a line bearing South 83 degrees 59 minutes 31 seconds West a distance of 170.48 feet to a point in the centerline of Proctor Creek. thence following a line bearing South 59 degrees 43 minutes 00 seconds West a distance of 131.89 feet to a point on the easterly right-of-way line of Francis Place, thence following the easterly rightof-way line of Francis Place along a bearing of North 01 degrees 28 minutes 24 seconds West a distance of 213.00 feet to the true point of beginning. The said parcel consists of an area of 1.05 acres, more or less.



Z-02-33

## Atlanta City Council

Regular Session

MULTIPLE

02-0-0871; 02-0-1605; 02-0-1805; 02-0-1360; 02-0-1812 ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 0

NV Smith NV Archibong Y Moore Y Mitchell Y Starnes NV Fauver NV Martin Y Norwood Y Young Y Shook Y Maddox Y Willis Y Winslow Y Muller Y Boazman NV Woolard

02- ()-0871	First Imittee	بالكريك	COUNCIL ACTION
(Do Not Write Above This Line)	Chair Chair Of	5 200 Z	□2nd □1st & 2nd □ 3rd Readings
ZONING COMMITTEE	Committee	Committee	□Consent □V Vote ☑RC Vote
AN ORDINANCE TO REZONE FROM THE R-4 (SENCIE-PAMILY RESIDENTIAL) DISTRICT	Nov. 26, 2002	Date	CERTIFIED
TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT. PROPERTY LOCATED AT	Chair	Chair	
78' FRANCIS PLACE, N.W., FRONTING 213 FEET ON THE EASTERLY SIDE OF FRANCIS	Fav, Adv, Held (see rev. side)	Actions Fav, Adv, Held (see rev. side)	
PLACE BEGINNING AT THE SOUTHEAST CORNER OF GROVE PARK PLACE AND FRANCIS PLACE.	Others	Other	
PROPERTY ALSO FRONTS 288.38 FEET ON THE SOITHERLY SIDE OF GROVE PARK PLACE.	a la member	Members	i i
DEPTH: VARIES; AREA: 1.05 ACRES; LAND LOT 145 OF THE 14TH DISTRICT,			UEC 0 2 2002
FULTON COUNTY, GEORGIA.  OWNER: RANDY KLUTING	14 On 1		
KEVIN C. DILLON COUNCIL DISTRICT 9			
	Refer To	Refer To	
	Committee	Committee	
ADOPTEN BY	Date	Date	
DEC 0 2 20112	Chair	Chair	MULIONAL CLARK
1000	Action: Fav, Adv, Held (see rev. side)	Actions Fav, Adv, Hold (see rev. side)	
			MAYOR'S ACTION
REGULAR REPORT REFER ADVERTISE & REFER	Members	Members	APP 3 WED
20 02			James Kerthi
-RB+Zoning			7007 0 1
	Dafar To		